

RUPERT ALAN SIMS and Wife, DENISE T. SIMS, GRANTORS

TO

WARRANTY DEED

R.B. HOLDINGS, LLC, GRANTEE

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantors, RUPERT ALAN SIMS and wife, DENISE T. SIMS, hereby sell, convey, and warrant unto the Grantee, R.B. HOLDINGS, LLC, a Mississippi Limited Liability Company, the land in DeSoto County, Mississippi, being more particularly described as follows:

Part of the Northeast Quarter of Section 11, Township 3 South, Range 8 West, DeSoto County, Mississippi, and being more particularly described as follows, to-wit:

Beginning at a steel fence rail on the west line of the Patricia Lane property a distance of 1766.72 feet south of the northeast corner of said quarter section, said point being the southeast corner of Lot 11 of the unrecorded 12-Lot subdivision of the 45.1 acre Marrow Tract as shown on a plat of survey by Joseph F. Lauderdale, P.E.L.S. Dated March 13, 1992; thence run South 00 degrees 45' 18" East a distance of 160.56 feet along said Lance west line to a point at the northeast corner of Tract 2; thence run South 88 degrees 29' 34" West a distance of 875.95 feet to a point in the Robertson Road, said point being the southwest corner of said Tract 2; thence run North 14 degrees 24'50" West a distance of 55.76 feet along said road to a masonry (P.K.) nail; thence run North 18 degrees 40'48" West a distance of 115.50 feet along said road to a cotton picker spindle at the southwest corner of said Lot 11; thence run North 88 degrees 45'02" East a distance of 924.62 feet along the south line of said Lot 11 to the Point of Beginning and containing 3.36 acres. Bearings are based on the true north as determined by solar observation. The above description was written from a plat of survey by Danny S. Rutherford, P.E.L.S., dated October 9, 2006.


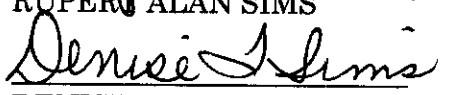
By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect; restrictive covenants of the subdivision; and rights of way and easements for public roads, flowage, and utilities. The warranty in this deed is subject to any prior conveyance or reservation of minerals of every kind and character, including but not limited to current or prior owners. No such reservation is made by Grantor herein however with this conveyance. Taxes for 2007 shall be estimated and prorated at closing and paid by the Grantee when due with

WSB

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any final adjustments in proration to be made between Grantor and Grantee when the actual ad-valorem tax bill is rendered. Possession is to be given upon delivery of this Deed.

EXECUTED this the 5 day of January, 2007.


RUPERT ALAN SIMS

DENISE T. SIMS

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named RUPERT ALAN SIMS and Wife, DENISE T. SIMS, who acknowledged signing and delivering the above and foregoing Warranty Deed on the day and year therein mentioned as a free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 5th day of January, 2007.




NOTARY PUBLIC

GRANTOR'S ADDRESS:

P.O. Box 333, Hernando, MS 38632

Home #: 662-429-8426 Bus #: n/a

GRANTEE'S ADDRESS:

1300 Robertson Road, Hernando, MS 38632

Home #: n/a Bus #: n/a 901-486-1748

Prepared by:

Walker, Brown & Brown, P. A.

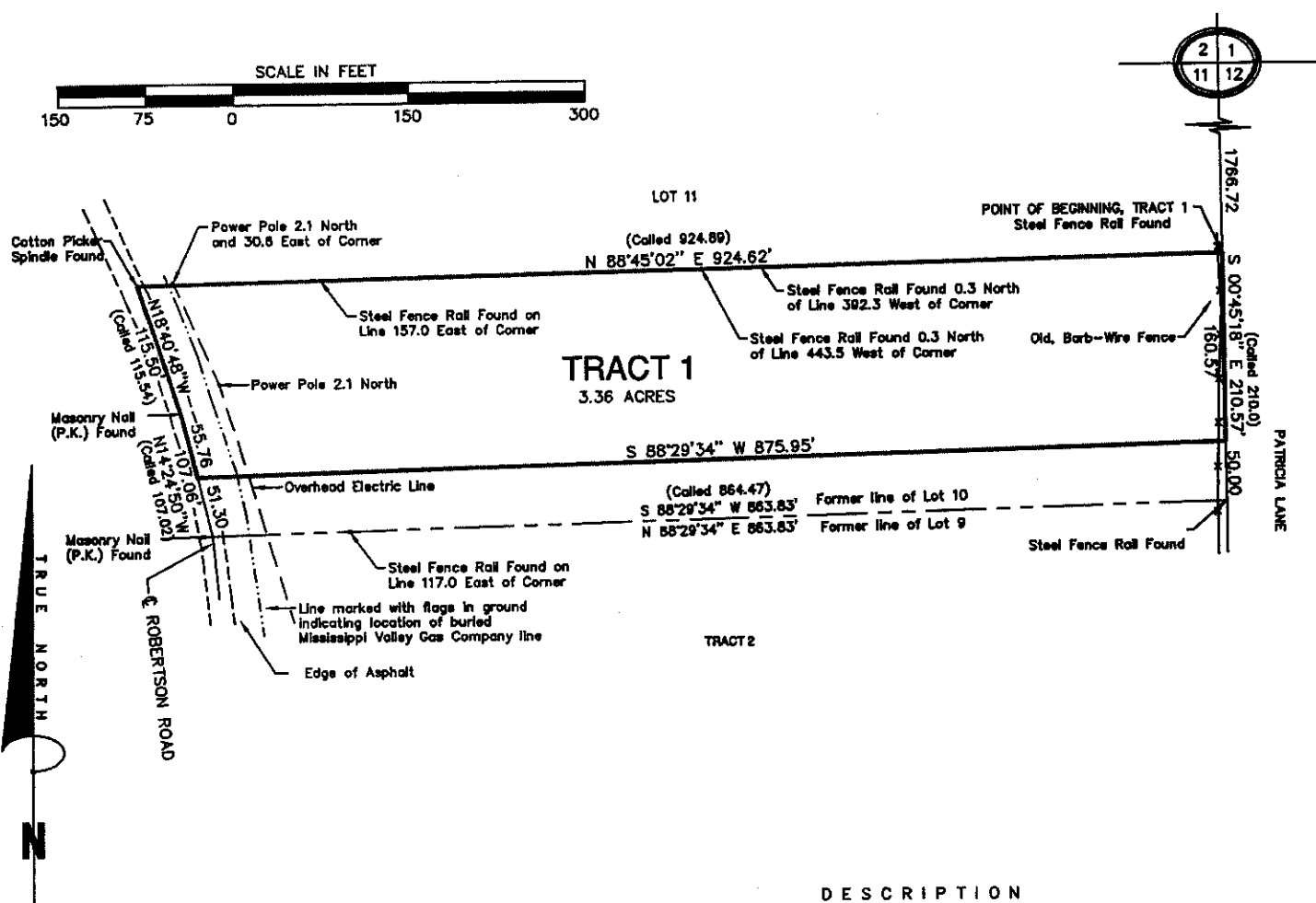
P. O. Box 276

Hernando, MS 38632

(662) 429-5277

(901) 521-9292

1759br Sims to RB Holdings WD



NOTES

Lot 10 is part of a 12-lot unrecorded subdivision of approximately 45.1 acres in the Northeast Quarter of Section 11, Township 3 South, Range 8 West, DeSoto County, Mississippi, known as the Morrow Tract. This subdivision is shown on a plat of survey by Joseph F. Lauderdale, P.E.L.S., dated March 13, 1992.

Lot 10 of the Morrow Tract was conveyed by Lewis B. Morrow, Jr. to A.S. Ballard, Jr. on October 27, 1993, and recorded in Deed Book 264 on Page 128 of the Chancery Records of DeSoto County, Mississippi.

According to Federal Emergency Management Agency Flood Insurance Rate Map No. 28033C0115 D, dated May 3, 1990, the herein shown property is not in a flood hazard zone.

Robertson Road is a public road. No recorded right-of-way deed for this road was found in the Chancery Records of DeSoto County. The road is being maintained by County Forces under prescriptive easement.

DESCRIPTION

TRACT 1

Part of the Northeast Quarter of Section 11, Township 3 South, Range 8 west, DeSoto County, Mississippi, and being more particularly described as follows, to-wit:

Beginning at a steel fence rail on the west line of the Patricia Lane property a distance of 1766.72 feet south of the northeast corner of said quarter section, said point being the southeast corner of Lot 11 of the unrecorded 12-lot subdivision of the 45.1 acre Morrow Tract as shown on a plat of survey by Joseph F. Lauderdale, P.E.L.S. dated March 13, 1992; thence run South 00°45'18" East a distance of 160.56 feet along said Lane west line to a point at the northeast corner of Tract 2; thence run South 88°29'34" West a distance of 875.95 feet to a point in Robertson Road, said point being the southwest corner of said Tract 2; thence run North 14°24'50" West a distance of 55.76 feet along said road to a masonry (P.K.) nail; thence run North 18°40'48" West a distance of 115.50 feet along said road to a cotton picker spindle at the southwest corner of said Lot 11; thence run North 88°45'02" East a distance of 924.62 feet along the south line of said Lot 11 to the Point of Beginning and containing 3.36 acres. Bearings are based on true north as determined by solar observation. The above description was written from a plat of survey by Danny S. Rutherford, P.E.L.S., dated October 9, 2006.

October 9, 2006

PLAT OF PART OF THE NORTHEAST QUARTER
OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 8
WEST, DeSOTO COUNTY, MISSISSIPPI



RUTHERFORD & ASSOCIATES, INC.
ENGINEERING CONSULTANTS - SURVEYORS
2376 MEMPHIS STREET, SUITE 206
HERNANDO, MISSISSIPPI 38632
TELEPHONE: 662-622-6700 FAX: 662-622-6941